

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – April 9, 2008**  
**Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2<sup>nd</sup> Floor)**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:05 p.m.

**Commissioners**

Present:	Gwen Morris, CHAIR Blanche Milhahn, VICE-CHAIR Keith Chun, Commissioner Wayne Jones, Commissioner Daniel Payne, Commissioner (Left 6:12 p.m.) Armando Rodriguez, Commissioner (Left 6:25 p.m.)	Absent:
----------	---	---------

**Staff**

Present:	Keith Bergthold, Interim Manager Housing and Community Development Linda Lawrence, Recording Secretary	Absent:
----------	--	---------

**B. COMMUNICATIONS**

None.

**C. APPROVAL OF MINUTES**

1. Minutes of March 12, 2008, were approved as presented.

**D. GENERAL ADMINISTRATION**

Agenda Item Nos. D3 and D5 of General Administration were continued until the HCDC meeting of April 23, 2008, and were not heard in this meeting, per the Redevelopment Agency.

Agenda Item No. D6 of General Administration was moved ahead of D2 to allow a less time-consuming item to be heard before more complex items.

1. **HOUSING AND COMMUNITY DEVELOPMENT COMMISSION CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY APPROVE THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND CEDAR AVENUE RECYCLING AND TRANSFER STATION, LP AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MOU**

Art Wahlenmaier, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA approve the Memorandum of Understanding (MOU) between RDA and Cedar Avenue Recycling and Transfer Station (CARTS), LP and authorize the Executive Director to execute the MOU. RDA and CARTS have been working together to stimulate an industrial park development on approximately 100 acres located at the northwest corner of Cedar and Central avenues. Mr. Wahlenmaier handed out a map of the project area. The proposed development will require the support of public infrastructure facilities. The MOU is a result of the discussions between CARTS and RDA staff regarding development that may be advanced by RDA's potential extension of the Cedar Avenue water main. The industrial/business park would generate 900 to 1,300 new jobs. Pursuant to the MOU, the owner/developer will develop an industrial/business park and RDA will extend the water main and provide for the water connection. The extension of the Cedar Avenue water main is included in RDA's FY 2007/08 budget. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D1 by Vice-Chair Milhahn.

Second: Commissioner Rodriguez seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

2. **REVIEW AND ADOPTION OF THE HCDC FY 2009 CDBG PROJECT RECOMMENDATION FOR SUBMISSION TO THE MAYOR**

Crystal Smith, Finance Department, provided the report to Commissioners. She compiled the scores that were received from the Commissioners for the Community Development Block Grant (CDBG) Program and distributed an informational sheet listing the HCDC average scores and rankings for the available funds. This list will be given to the Mayor as the HCDC's CDBG funding recommendation for agencies and City departments for the FY 2009. Commissioners requested that the average funding amount that HCDC recommended for each application be included in the report given to the Mayor. Ms. Smith will provide this additional information. Public comment followed (Charles Figg, King of Kings, and Jess Negrete, Central California Legal Services).

Motion: Motion was made by Commissioner Payne that Crystal Smith include the average HCDC recommended funding amounts for each agency and City department in the report submitted to the Mayor.

Second: Vice-Chair Milhahn seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez  
Noes: None  
Abstain: None  
Absent: None

3. **AGENCY APPROVE THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND UTILITY TRAILER SALES OF CENTRAL CALIFORNIA, INC. AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MOU**

Brian Yengoyan, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA approve the Memorandum of Understanding (MOU) between RDA and Utility Trailer Sales of Central California (Utility Trailers), Inc., and authorize the Executive Director to execute the MOU. RDA identified several areas for potential infrastructure improvements in the FY 2007/08 budget, which would facilitate industrial redevelopment. Utility Trailers and RDA staff have met to discuss the proposed MOU. RDA proposed improvement of East Avenue between Jensen and North Avenues in phases over the next few years. Utility Trailers, located at 2680 South East Avenue, is situated in the area to be served by the proposed improvements. Utility Trailers has proposed to expand their existing truck trailer sales/repair business. The development will expand over two phases with the demolition of existing buildings and the construction of a new building and parking lot. The enlarged facility is projected to create an additional 30 new jobs. Commissioners had questions and discussion followed. Art Wahlenmaier, RDA, and John Quiring, CMQ Association for Utility Trailer Sales, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D2 by Commissioner Chun.

Second: Commissioner Rodriguez seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez  
Noes: None  
Abstain: None  
Absent: None

4. **CONSIDER ADOPTION OF CALIFORNIA PUBLIC EMPLOYEES' DEFERRED COMPENSATION PLAN FOR EMPLOYEES OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO**

Lora Kutka, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA adopt the California Public Employees' Deferred Compensation Plan for RDA employees. RDA By-Laws state that RDA conducts its business in a matter similar to that of the City of Fresno. RDA would like to adopt a deferred compensation plan for its employees to be consistent with benefits offered to City employees. The plan through CalPERS may be added at no cost to RDA. There is no minimum balance or level of participation required to offer this plan, and no hidden back-end fees, transfer restrictions or exit penalties. Total plan fees for most participants are less than 1% per year. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D4 by Commissioner Rodriguez.

Second: Vice-Chair Milhahn seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Rodriguez  
Noes: None  
Abstain: None  
Absent: Payne

#### **E. INFORMATIONAL REPORTS**

1. Keith Bergthold, Housing and Community Development, invited the Commissioners to the Southeast Growth Area (SEGA) Specific Plan Alternative Scenarios Workshop scheduled for June 10, 2008. Keith handed out a flyer for the event and encouraged the Commissioners' participation. The event will introduce alternative scenarios for the Southeast Growth Area and prompt public discussion and evaluation. Keith stated that this is a significant area with indications of more than one million people added to Fresno County over the next 42 years. The majority of this growth will be in the Fresno/Clovis metropolitan area. The plan is for densely populated neighborhoods of approximately 42,000 housing units. The planned area will have transit support, walkable centers and neighborhoods, which should encourage less automobile usage. The benefit to the area will be improved air quality and a reduction in water consumption. The vision for this specific plan is to attract a high caliber of economic development in the "New Fresno".
2. Linda Lawrence, Housing and Community Development, updated Commissioners on a suggestion proposed at the HCDC meeting of March 12, 2008, regarding the Commissioners' compensation checks. The proposed idea would combine compensation for all meetings within the month onto one check. According to Elizabeth Ponce, Payroll Accountant for the Planning and Development Department, meeting attendance sheets must be submitted after each meeting and paid separately.

#### **F. COMMISSIONERS' ITEMS**

1. Vice-Chair Milhahn reminded Commissioners that the Housing Element draft is scheduled for presentation at the April 23, 2008 HCDC meeting. Mr. Bergthold mentioned that a revised Housing Element draft is being compiled, which should be delivered to Commissioners before the meeting.
2. Vice-Chair Milhahn asked Mr. Bergthold for a status report on the appointments for the HCDC vacancies. It was indicated that the need has been presented to the Mayor and City Manager's office and the process has begun for the new appointments.

#### **G. UNSCHEDULED ORAL COMMUNICATIONS**

None.

#### **H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **April 23, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:37 p.m.

---

Attest: Gwen Morris, CHAIR

---

Attest: Keith Bergthold, Interim Manager  
Housing and Community Development